



VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING

60 LESTER AVENUE • JOHNSON CITY, NY 13790

www.villageofjc.com

Village Board

Christina Charuk, Mayor

Trustee John Walker

Trustee Clark Giblin

Trustee Mary Jacyna

Trustee Lori Thorn

AGENDA - Tuesday, July 21, 2026

Village Hall Boardroom, 60 Lester Avenue, Johnson City, NY

WORK SESSION OF THE VILLAGE BOARD - 6:00pm

Department Head Reports

REGULAR MEETING OF THE VILLAGE BOARD - 7:30pm

ORDER OF BUSINESS

1. *CALL TO ORDER/FIRE EXITS*

2. *PLEDGE OF ALLEGIANCE*

3. MAYOR'S ANNOUNCEMENTS

- [3.1] JC Rotary Carousel Day to be held Saturday, July 25th at CFJ Park from 11:00am to 4:00pm.
- [3.2] The next Planning Board Meeting will be Tuesday, July 28, 2026 at 7:30pm with a work session at 7:00pm in the Johnson City Village Hall Board Room.
- [3.3] The next Zoning Board Meeting will be Monday, August 17, 2026 at 6:30pm with a work session at 6:00pm in the Johnson City Village Hall Board Room.
- [3.4] The next regular Village Board Meeting will be Tuesday, August 18, 2026 at 7:30pm with a work session at 6:00pm in the Johnson City Village Hall Board Room.
- [3.5] Ukrainian Independence Day Flag Raising will be August 23, 2026 at People's Park at 12:30pm to honor the 35th anniversary of Ukrainian Independence at the request of the Ukrainian National Women's League of America who provided a flag for the event.
- [3.6] Workers Park Ribbon Cutting is tentatively set for August 26, 2026.

4. APPROVAL OF BOARD MINUTES

- [4.1] June 16, 2026 Village Board Special Meeting Minutes
- [4.2] June 16, 2026 Village Board Work Session and Regular Meeting Minutes
- [4.3] July 7, 2026 Village Board Special Meeting Minutes

5. BIDS – None

6. PUBLIC HEARINGS – None

7. PETITIONS RECEIVED – Presentation of petitions to the Board

8. PRIVILEGE OF THE FLOOR – VISITORS

9. COMMUNICATIONS

- [9.1] Correspondence from Joeseeph Harendza regarding review of water/sewer bills for 271 N. Harrison Street.
- [9.2] Correspondence from Asif Rahman regarding a lawn cutting bill in the amount of \$122.00 for 233 Grand Avenue.
- [9.3] Correspondence from Ayesha Begum regarding garbage removal fee in the amount of \$560.00 for 36 Burbank Avenue.

10. COMMITTEE/BOARD REPORTS

- [10.1] Binghamton/Johnson City Joint Sewage Board Treasures Report for June 30, 2026

11. DEPARTMENT REPORTS

- [11.1] Police Department monthly report for June 2026
- [11.2] Police Department Overtime Report for June 4, 2026 – June 17, 2026
- [11.3] Police Department Overtime Report for July 2, 2026 – July 15, 2026
- [11.4] Fire Department Overtime Report for June 4, 2026 – June 17, 2026
- [11.5] Fire Department Overtime Report for June 18, 2026 – July 1, 2026
- [11.6] Fire Department Overtime Report for July 2, 2026 – July 15, 2026

12. PAYROLL AND BILLS PRESENTED

Abstract # 2 of the 2025 - 2026 Fiscal bills, as stated and or amended and attached to the work session minutes.

GENERAL FUND	\$1,520,364.64
WATER FUND	\$268,515.25
SEWER FUND	\$2,494,686.59
REFUSE FUND	\$147,068.66
VARPUR	\$29,180.47
SPECIAL GRANT	\$0
DEBT SERVICE	\$2,608,762.54
CAPITAL	\$274,817.12

13. UNFINISHED BUSINESS

Resolution 136 of 2026

Forgive portion of water bill for hydrant-related charges in the amount of \$6298.40 to Dave Drew, 400 Riverside Dr.

14. NEW BUSINESS

FINANCE & RULES (All Board Members)

Resolution 146 of 2026

Authorize free parking from the Isabelle Lot to Jennison Street, including Broad Street, Willow Street, Lewis Street, North Broad Street, Avenue D, Avenue C, Avenue B, and Avenue A and all Municipal Lots on Fridays and Saturdays, commencing July 24, 2026 through September 26, 2026.

Resolution 147 of 2026

Authorize the Mayor or her designee to sign utility easement to NYSEG across Tax Map No's 143.57-2-34 and 143.57-2-36 in the form attached hereto as Exhibit A in accordance with Village Law §1-102.

Resolution 148 of 2026

Forgive a portion of the April 2026 water bill and a portion of the July water bill to Joeseeph Harendza, 271 N. Harrison Street.

Resolution 149 of 2026

Forgive lawn cutting charge in the amount of \$122.00 to Asif Rahman, 233 Grand Avenue.

Resolution 150 of 2026

Forgive garbage removal fee in the amount of \$560.00 to Ayesha Begum, 36 Burbank Avenue.

Resolution 168 of 2026

RESOLUTION INTRODUCING A PROPOSED LOCAL LAW

WHEREAS, a local law entitled "A LOCAL LAW AMENDING THE ZONING LAW OF THE VILLAGE OF JOHNSON CITY TO ESTABLISH A HEALTH CARE, RESEARCH AND EDUCATION OVERLAY DISTRICT" was introduced at this meeting; and

WHEREAS, the Village Board desires to hold a public hearing with respect to the adoption of said Local Law.

NOW, THEREFORE, BE IT RESOLVED that a public hearing shall be held by the Village Board of the Village of Johnson City with respect to the adoption of the aforesaid Local Law on **August 18, 2026 at 7:30 p.m.**, or as soon thereafter as may be heard; and it is further

RESOLVED, that the Village Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

PUBLIC SAFETY

FIRE

Resolution 151 of 2026

Appoint Firefighter Kevin Madden to the position of Fire Lieutenant, at the negotiated salary per the Collective Bargaining Agreement, from Broome County Civil Service List #76-306, effective July 23, 2026.

Resolution 152 of 2026

Appoint Lieutenant Joshua Owen to the position of Fire Captain, at the negotiated salary per the Collective Bargaining Agreement, from Broome County Civil Service List #76-313, effective July 23, 2026.

Resolution 153 of 2026

Appoint Kyle Novobilski to the position of probationary firefighter, at the negotiated salary per the collective bargaining agreement from list #60038910, pending the completion of the required physical, effective July 23, 2026.

Resolution 154 of 2026

Appoint Bradley Neferis to the position of probationary firefighter, at the negotiated salary per the collective bargaining agreement from list #60038910, pending the completion of the required physical, effective July 23, 2026.

POLICE

Resolution 155 of 2026

WHEREAS, the State of New York has introduced the Retention and Disposition Schedule for New York Local Government Records (LGS-1); therefore

IT IS HEREBY RESOLVED by the Village Board of the Village of Johnson City that Retention and Disposition Schedule for New York Local Government Records (LGS-1), issued pursuant to Article 57-A of the Arts and Cultural Affairs Law, and containing legal minimum retention periods for local government records, is hereby adopted for use by all officers in legally disposing of valueless records listed therein.

FURTHER RESOLVED, that in accordance with Article 57-A: (a) Only those records will be disposed of that are described in Retention and Disposition Schedule for New York Local Government Records (LGS-1), after they have met the minimum retention periods described therein; (b) only those records will be disposed of that do not have sufficient administrative, fiscal, legal, or historical value to merit retention beyond established legal minimum periods.

PUBLIC WORKS

Resolution 156 of 2026

Approve a stipend at an amount agreeable to the Village Board to Randy Shear for taking on additional duties of the Director of Public Services.

Resolution 157 of 2026

Approve a one-time seasonal stipend payment of \$2,000.00 to Kim Cunningham for the performance of seasonal duties related to the summer park staff, due to the absence of an account clerk in the Public Works Department.

Resolution 158 of 2026

Appoint Levi Hardy to the position of DPW Probationary Laborer at a salary of \$21.4460 per hour effective, August 6, 2026. This appointment is contingent upon the successful completion of a background investigation and the required pre-employment drug screening.

Resolution 159 of 2026

Appoint Jordan Bourgeois to the position of Clerk in the Department of Public Works Office, effective July 23, 2026, at a salary of \$34,807.50, contingent upon the completion of a successful background check and approval from Broome County Civil Service.

Resolution 160 of 2026

A motion to authorize the Fairview Recovery Services to host a recovery celebration on Saturday, September 12, 2025 from 11:00 am – 3:00 pm at CFJ Park with the Fairview Recovery Services being responsible for the park's facility use application, naming the Village as an additional insured for events on their liability insurance, providing the Village with a copy of same and if there are traffic control issues and/or police officers are needed they will be the responsibility of the Fairview Recovery Services.

Resolution 161 of 2026

A motion to authorize the Two Rivers Church to host a children's sports camp from Monday, August 24, 2026 through August 28, 2026 from 4:30 pm – 8:30 pm at Boland Park with the Two Rivers Church being responsible for the park's facility use application, naming the Village as an additional insured for events on their liability insurance and providing the Village with a copy of same.

PLANNING, ZONING & CODE ENFORCEMENT

Resolution 162 of 2026

Authorize the Mayor to accept the Non-Point Source Planning Grant award of \$50,000 and execute a Grant Disbursement Agreement with NYS DEC to complete an engineering study for the Cloverleaf Bioretention Project.

Resolution 163 of 2026

Authorize the Community Development Administrator to nominate 19 Avenue B to the 2027-2028 Preservation League of NYS Seven to Save program for technical assistance and grant support.

Resolution 164 of 2026

Authorize the Community Development Administrator to release a Request for Proposals to hire consultant to complete an engineering study for the Cloverleaf Bioretention Project.

Resolution 165 of 2026

Authorize the Community Development Administrator to release a Request for Proposals to hire a contractor to complete interior masonry work at the Training Facility.

Resolution 166 of 2026

Authorize the Community Development Administrator to release a Request for Qualifications for Architectural and Engineering services to establish an eligible contractor list for the Downtown Revitalization Initiative Small Project Fund.

Resolution 167 of 2026

Authorize a five percent increase (\$2,228.15) in salary for 2026 with retro-pay dating back to June 1st 2026, for the Community Development Administrator per the terms of the Personal Services Agreement.

JOINT SEWAGE TREATMENT BOARD – No new business

15. ADJOURNMENT

To contact Village Board members via e-mail please use the following addresses:

Mayor Christina Charuk - jcmayor@villageofjc.com

Trustee John Walker - jwalker@villageofjc.com Trustee Clark Giblin – cgiblin@villageofjc.com

Trustee Mary Jacyna – mjacyna@villageofjc.com Trustee Lori Thorn – lthorn@villageofjc.com



EASEMENT

THIS INSTRUMENT WITNESSETH THAT

VILLAGE OF JOHNSON CITY

hereinafter called the Grantor(s), being the owner(s) of or having an interest in land situate in the VILLAGE of JOHNSON CITY, County of BROOME, State of New York, fronting on the street or highway known as AVENUE C / MAIN STREET, bounded WESTERLY IN PART by lands of AVENUE C and NORTHERLY IN PART by lands of HELEN DRIVE

, for and in consideration of the sum of One and No/100 Dollars (\$1.00), the receipt of which is hereby acknowledged, does hereby grant and release unto NEW YORK STATE ELECTRIC & GAS CORPORATION, a corporation organized under the laws of the State of New York, having an office at 18 Link Drive in the Town of Kirkwood, County of Broome, State of New York, hereinafter called the Grantee, its lessees, licensees, successors and assigns forever, a permanent easement and right of way, with the right, privilege and authority to construct, reconstruct, relocate, extend, operate, inspect, maintain, repair, replace, and at its pleasure, remove any poles or lines of poles, supporting structures, cables, crossarms, overhead and underground wires, guys, braces, communications facilities and other fixtures and appurtenances which the Grantee shall require now and from time to time for the transmission and/or distribution of electric current and/or for communication purposes, for public or private use, in, upon, over, under, and across said land and/or the highways abutting or running through said land.

The easement and right of way hereby granted and released is - 30 - feet in width throughout its extent, situate, lying and being as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF:

TO ALSO INCLUDE THE RIGHTS FOR GUYING FACILITIES AND SERVICE EXTENSIONS OUTSIDE STATED EASEMENT WIDTH.

THE GRANTEE, its successors and assigns, are hereby expressly given and granted the right to assign this easement and right of way, or any part thereof, or interest therein, and the same shall be divisible among two or more owners, as to any right or rights created hereunder, so that each assignee or owner shall have the full rights and privileges herein granted, to be owned and enjoyed either in common or severally.

TOGETHER with rights for free ingress and egress over the easement and right of way and other lands of the Grantor(s) for all of the above purposes and the right now and from time to time to trim, cut, burn, treat and/or remove by manual, mechanical and chemical means trees, brush, structures and other obstructions within said easement and right of way and such other trees adjacent to the right of way that, in the opinion of the Grantee, may interfere with the construction, operation and maintenance of its line or lines.

PROVIDED, however, that any damage (other than for trimming, cutting, treating, burning and/or removing trees, brush, structures and other obstructions as above provided) to the property of the Grantor(s), caused by the Grantee in the exercise of its rights under this instrument shall be borne by the Grantee.

RESERVING, however, to the Grantor(s) the rights to cultivate the ground between said poles, towers and supporting structures and beneath said wires and fixtures, and the right to cross and recross said easement and right of way provided that such use of said ground shall not interfere with, obstruct or endanger any rights granted as aforesaid and shall not disturb the grade of said ground as it now exists, and provided that no structure shall be erected, no trees shall be grown, cultivated or harvested, and no excavating, mining or blasting shall be undertaken within the limits of the easement and right of way without written consent of the Grantee. Grantor(s) in said use of said ground shall maintain a clearance of - 10 - feet or more from Grantee's aerial wires with vehicles, machinery and equipment.

This Instrument shall be binding on and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

**VILLAGE OF JOHNSON CITY
LOCAL LAW NO. ____ FOR THE YEAR 2026**

**A LOCAL LAW AMENDING THE ZONING LAW OF THE
VILLAGE OF JOHNSON CITY TO ESTABLISH A HEALTH CARE,
RESEARCH AND EDUCATION OVERLAY DISTRICT**

Be it enacted by the Village Board of the Village of Johnson City as follows:

Section 1. Part 3 of Chapter 300 shall be amended by adding a new Article 36 as follows:

Article 36 Health Care, Research and Education Overlay (HCRE) District

§ 300-36.1 Purpose.

The purpose of the Health Care, Research and Education Overlay District (“HCRE Overlay District”) is to encourage and support the continued growth, expansion, and coordinated development of health care, medical research, educational, wellness, and related institutional uses within the Village of Johnson City.

The Village Board recognizes the ongoing growth and continued presence of health care, medical, educational, research, and wellness-related institutions within the Village and surrounding region and finds that such uses contribute to employment opportunities, educational advancement, infrastructure investment, redevelopment activity, and expanded access to health care and related services. The Village Board further finds that coordinated institutional and medical-related development within and adjacent to the downtown area may promote reinvestment, neighborhood stabilization, workforce attraction, and long-term economic vitality within the Village.

The Village Board further finds that establishment of the HCRE Overlay District will:

- encourage reinvestment in underutilized and transitional properties;
- support coordinated redevelopment and modernization of institutional campuses and related facilities;
- promote interconnected and pedestrian-oriented development patterns;
- strengthen relationships among health care providers, educational institutions, research organizations, and supporting institutional and complementary uses;
- encourage infrastructure improvements and efficient utilization of existing municipal utilities, transportation systems, and public services;
- promote economic stability and long-term community revitalization objectives; and
- support the continued development of a cohesive health care, research, educational, and wellness corridor within the Village.

The HCRE Overlay District is further intended to facilitate orderly and compatible development patterns that create an appropriate transition between surrounding residential neighborhoods and health care, research, educational, and institutional uses while preserving neighborhood character through thoughtful site planning, buffering, landscaping, pedestrian connectivity, and related development standards.

The HCRE Overlay District is additionally intended to provide flexibility for integrated health care, research, educational, office, wellness, and accessory uses while ensuring compatibility with surrounding properties and consistency with the overall planning and redevelopment goals of the Village of Johnson City.

§ 300-36.2 Definitions.

HEALTH CARE ADMINISTRATIVE FACILITY

A building or structure used primarily for clerical, administrative, operational, billing, records management, or support services associated with a permitted Hospital, Medical Office, Educational Institution, or Research, Development, Experimental or Testing Laboratory use.

HEALTH CARE EDUCATIONAL FACILITY

A building or facility providing education, workforce training, instruction, or research related to health care, medical services, wellness, biomedical sciences, or recovery services.

HEALTH CARE RESEARCH FACILITY

A building or group of buildings containing facilities for medical, scientific, biomedical, pharmaceutical, wellness, or health care-related research, investigation, testing, laboratory analysis, experimentation, or educational activities, excluding facilities primarily engaged in manufacturing, industrial processing, or the commercial sale of products.

§ 300-36.3 Boundaries.

The boundaries of the HCRE Overlay District shall be as depicted on the Official Zoning Map of the Village of Johnson City and any parcels identified by the Village Board as part of the HCRE Overlay District.

§ 300-36.4 Permitted and Specially Permitted Uses.

The following principal uses shall be permitted within the HCRE Overlay District, subject to all applicable provisions of this Chapter:

A. Permitted Principal Uses

- (1) Hospital
- (2) Medical Office
- (3) Health Club
- (4) Day-Care Facility, Adult
- (5) Day-Care Facility, Youth
- (6) Health Care Educational Facility
- (7) Health Care Administrative Facility
- (8) Health Care Research Facility
- (9) Permitted uses allowed within the underlying Neighborhood Commercial (NC) District.

B. Specially Permitted Uses

Specially permitted uses authorized within the underlying Neighborhood Commercial (NC) District shall remain subject to all applicable special permit requirements of Chapter 300 unless otherwise prohibited herein.

Parking garages and structured parking facilities.

- (1) Parking garages shall be designed to be architecturally compatible with the principal buildings they serve.
- (2) No parking level shall exceed 70 feet above grade, exclusive of mechanical installations and stair or elevator bulkheads.

- (3) Parking garages shall be located on the same premises as the use served or on a parcel having a property line within 250 feet walking distance of the premises served.
- (4) Aisle widths, parking spaces, and accessibility requirements shall comply with the applicable provisions of the New York State Uniform Fire Prevention and Building Code, including applicable accessibility requirements.

§ 300-36.5 Accessory Uses.

The following accessory uses shall be permitted when customarily incidental and subordinate to a permitted principal use:

- A. Emergency or standby power generating equipment and related utility infrastructure.
- B. Wireless communication facilities, antennas, satellite equipment, and related telecommunications infrastructure.
- C. Food service facilities primarily serving employees, patients, students, staff, occupants, or visitors of a permitted principal use.
- D. Storage facilities for medical, laboratory, research, educational, maintenance, or operational equipment and materials.
- E. Off-street parking areas and parking facilities.
- F. Heliports or helicopter landing facilities for the reception, transport, or transfer of patients, subject to all applicable state and federal requirements.

§ 300-36.6 Lot, Area and Bulk Requirements.

- A. The lot, area, and yard requirements of the HCRE Overlay District shall conform to the requirements of the underlying zoning district except as otherwise provided herein.
- B. The building requirements of the HCRE Overlay District shall conform to the requirements of the underlying zoning district except as otherwise provided herein.
 - (1) Minimum Lot Area: 50,000 square feet
 - (2) Minimum Setbacks for Principal Buildings:
 - Front Yard Setback: 5 feet
 - Rear Yard Setback: 5 feet
 - Side Yard Setback: 5 feet
 - (3) Maximum Building Height: 70 feet

The maximum height limitation shall not apply to customary rooftop mechanical equipment, elevator overruns, stair enclosures, rooftop safety structures, solar energy systems, telecommunications equipment, rooftop screening elements, or helipad-related structures.

Any structure exceeding 80 feet in height shall require approval by special permit from the Village Board.

Building height shall be measured from the average finished grade at the principal building to the highest point of the roof structure exclusive of exempted rooftop features.

- C. Buildings exceeding 50 feet in height shall be provided with approved emergency vehicle access routes in compliance with the requirements of the New York State Uniform Fire Prevention and Building Code and any applicable Fire

Code provisions. Existing or proposed public streets may satisfy this requirement where approved by the applicable reviewing authority.

- D. Maximum lot coverage shall be 80%. For purposes of calculating lot coverage, the combined lot area of contiguous properties under common ownership or control and utilized as part of a unified institutional campus may be included in such calculation.
- E. All principal uses within the HCRE Overlay District shall be served by municipal water and sewer infrastructure where available.

§ 300-36.7 Parking Requirements.

- A. Off-street parking shall be provided in accordance with the following minimum requirements unless otherwise modified by the Planning Board during site plan review upon a determination that shared parking arrangements, staggered peak demand, walkability, transit accessibility, institutional parking management plans, or similar conditions adequately address parking demand:
 - (1) Hospital Uses: One parking space per bed plus 1.5 parking spaces per employee during the largest work shift.
 - (2) Medical Office, Educational, and Research Uses: Five parking spaces per 1,000 square feet of gross floor area.
 - (3) Educational or Instructional Uses: One parking space per instructor or employee plus one parking space for every three students.
- B. Parking areas intended to satisfy the requirements of the HCRE Overlay District may be located on contiguous or nearby parcels utilized as part of an integrated institutional campus or shared parking arrangement, subject to approval by the Planning Board.

§ 300-36.8 Additional Requirements.

- A. Development within the HCRE Overlay District shall be designed to promote compatibility with surrounding residential neighborhoods through appropriate site layout, landscaping, buffering, lighting control, and traffic circulation measures.
- B. Site plan approval shall be required for all new principal buildings, parking structures, and substantial site modifications within the HCRE Overlay District.
- C. Parking garages and structured parking facilities shall be designed to be architecturally compatible with principal buildings located on the same campus or development site.

§ 300-36.9 Prohibited Uses.

The following uses shall be prohibited within the HCRE Overlay District:

- A. Residential rehabilitation or recovery facilities involving overnight occupancy that are not operated as part of or in conjunction with a permitted hospital or integrated medical campus shall not be permitted within the HCRE Overlay District.
- B. Convenience stores, corner stores, smoke shops, vape shops, hookah lounges, and similar retail establishments or businesses primarily engaged in the sale or on-site consumption of tobacco, nicotine, or vapor products that are not customarily incidental or related to a permitted health care, research, educational, wellness, or institutional use.

Section 2. Remainder.

Except as hereinabove amended, the remainder of the Code of the Village of Johnson City shall remain in full force and effect.

Section 3. Severability.

The provisions of this Local Law are severable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this Local Law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this Local Law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word, or part had not been included therein.

Section 4. Effective Date.

This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with the Municipal Home Rule Law.